

The regular meeting for the Porter County Plan Commission will be heard on Wednesday, the 8<sup>th</sup> of December 2021, at 5:30 p.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

## **AMENDED**

## **AGENDA**

- A. Pledge of Allegiance & Roll Call
- B. Approval of Minutes
- C. Correspondence
- D. Business

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Case: DW-21-0073

Applicant: Arcadia Development LLC, c/o Atty: Todd Leeth Hoeppe Wagner & Evans LLP

Location: 750 North 50 West, Valparaiso, IN 46383 (Liberty Township)

Zoning: RR, Rural Residential District

Request: The following Design Waivers are being requested for a proposed 32 lot subdivision:

- §6.03 Conventional Subdivision (CV) (Lots 5, 6, and 7)
  - Lots 5, 6 and 7 shall front on CR 50 West which is not a Local Road.
- §7.16 LT-01: Lot Establishment Standards Residential (Lots 5, 6 and 7)
  - Lots 5, 6 and 7 shall front on CR 50 West and not be laid out to have frontage on an interior street.
- §7.21 Open Space Standards (Lots 5, 6 and 7) Related to §7.26 Design Waiver
  - Perimeter landscaping of the public right-of-way for Lots 5, 6 and 7 only. These lots have direct access to CR 50 West.
- §7.23 PN-01 Pedestrian Network Standards; Residential (Lots 5, 6, and 7)
  - Lots 5, 6 and 7 will not have sidewalks as those lots have direct access to CR 50 West, and an existing right-of-way.
- §7.23 (C) PN-01 Pedestrian Network Standards; Residential
  - No sidewalks are provide on CR 750 North; CR 50 West; or CR 700 North
- §7.26 PL-01 Perimeter Landscaping Standards; Residential (Lots 5, 6 and 7)
  - \* Related to 7.21 Design Waiver
  - Perimeter landscaping of the public right-of-way for Lots 5, 6 and 7 only. These lots have direct access to CR 50 West.
- §7.29 (C)(4) SR-01 Street and Right-of-Way Standards; Residential
  - The Primary Plat does not provide for a stub street to adjacent undeveloped land to the West.

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Case: MJ-18-0005  
Applicant: Timberland Farms Phase 4  
Location: East side of Meridian, Valparaiso, IN 46383 (Liberty Township)  
Zoning: R1, Low Density Single-family Residential District  
Request: Primary plat approval.

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Case: DP-21-0054  
Applicant: Bennett Storage c/o Atty: Todd Leeth Hoepfner Wagner & Evans LLP  
Location: 766 North 400 West Valparaiso, IN 46385 (Portage Township)  
Zoning: CH, High Intensity Commercial District  
Request: Approval of two (2) new storage buildings and a detention pond to the north.

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Any other matters that may come properly before the Commission.

Robert W. Thompson, AICP  
Director